

# Westside Improvement Association Inc.

## "Pointing Westward"



**Outlaw  
Westside  
Litter**

Volume 16 - Issue 8

[www.westsideimprovement.org](http://www.westsideimprovement.org)

August, 2011



**Dot and Terry watering new trees at our Adopt-A-Stop**

**To those who have not yet seen this year's Adopt-A-Spot at St. Joe and Maryland we urge you to do so. The garden on both sides of the walls is in full bloom. The arborvitae evergreens and maple trees planted this spring are looking healthy and lush. Many thanks to everyone on the garden committee...Dot Berning, chair Adopt-A-Stop committee.**

## From the President

*by Fred Padget*

It's hot and dry. But I probably don't need to tell you that. It could be worse. The record high for Evansville was 109 degrees on July 14, 1954. Today's high as I write this on July 31 was 103 degrees in 1953. So, while you read our newsletter, enjoy an iced tea, some air conditioning and hope for a little relief from the heat before winter is here and we can complain about it.

Last month we had an article written by Cindy Francis about an incredible woodland treasure with five impressive geological formations right here on the West Side. The day after the newsletter was delivered I received an e-mail from John Foster, executive director of the Wesselman Nature Society, wanting contact information for Cindy. Sub-

sequently they toured the property together. Later I received some e-mails from a representative of the Sycamore Land Trust who was also interested in doing some research. We learned the owner of the property had recently passed away and had willed that property to the State of Indiana to be used only as a wildlife preserve.

I have no further information at this point but wanted you to know. It also shows that our newsletter is read and effective. I'll keep you informed as we



**Fred**

learn more. Again, thanks Cindy for bringing this special West Side asset to our attention.

Speaking of Wesselman Nature Society, it is sponsoring a Certified Backyard Wildlife Habitat Seminar on Saturday Aug. 27 starting at 9 a.m. There are two sessions: Backyard Basics, 9 a.m.-noon with the focus on building your backyard wildlife habitat and an Advanced Session, 1 p.m.-4 p.m. with tools and techniques for attracting wildlife. Advanced registration is required for both sessions which can be done by calling 479-0771. The program fee is \$15 a person or \$10 for

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## Fred Padget on Land Use Planning, Part XXVIII

We've been talking about complete streets including what they look like, the many benefits provided and why they are so important. Today we can look at a local example simply by driving to Virginia Street and Oak Hill Road, between Highway 41 and Pigeon Creek. Earlier this year, I mentioned in this series of articles that Mayor Weinzapfel was very supportive of complete streets and had given approval for Evansville to develop a Complete Streets Policy. As reported in a recent press release from the Mayor's Office concerning the Virginia Street/Oak Hill project "The thoroughfare was completely reconstructed," including repaving the roadway, adding dedicated bike lanes, curbs and gutters and adding or repairing sidewalks and ADA-compliant curb ramps, and improving drainage. Also connected to METS bus routes, the new Oak Hill Road is a "complete street" in that it's designed to accommodate all modes of transportation. As the Mayor said "Residents can now safely utilize Oak Hill Road by car, bus, wheelchair or scooter, bicycle, or foot. This is one of the first truly complete streets in Evansville or surrounding community." The reconstruction of Virginia Street and Oak Hill Road is a large step in that direction and the Mayor and city deserve credit for the effort. Construction of the second phase of this project, which includes the same types of improvements on Oak Hill Road between Pigeon Creek and Lynch Road, is tentatively scheduled to begin in the second half of 2012. Hopefully, much more is to come.

Associated but not directly connected is another recent success by the Evansville Metropolitan Planning Organization (EMPO). It was one of only 45 groups in the country, out of 363 eligible groups, to receive a grant

through the Federal Housing and Urban Development's sustainability planning grant process. The grant for \$1.4 million is to create a "Regional Plan for Sustainable Development" and applies to the metropolitan area of Vanderburgh, Warrick and Henderson counties. Although the plan includes much more than transportation issues, the EMPO will lead the Sustainable Evansville Area Coalition in putting together this plan for smarter, sustainable growth in the three-county area.

The overall goals of the project are in accordance with the following HUD livability principles:

- Provide more transportation choices.
- Promote equitable, affordable housing.
- Enhance economic competitiveness.
- Support existing communities.
- Coordinate and leverage federal policies and investment.
- Value Communities and neighborhoods.

There was to be a kick-off meeting on Aug. 3. Beyond that there are several public visioning workshops planned with the closest to us being Tuesday, Aug 23, 6:30 p.m. at the University of Evansville in Eykamp Hall and Wednesday, Aug. 24, 1 p.m. at the Evansville Central Library. I'd encourage you to attend one of those if possible. You can also participate in a survey for our Regional Plan for Sustainability and help the planning team in developing goals and recommendations which will help guide our region's continued growth and development while minimizing wasted resources. You can learn much more and take the survey at [www.seacplan.org](http://www.seacplan.org) or access the information and survey from the MPO web site at [ww.evansvillempo.com](http://ww.evansvillempo.com).

**ANNUAL MEMBERSHIP DRIVE PICNIC**  
 Guest Speaker: Marsha Abell, Vanderburgh County Commissioner  
 Doors open at 12 noon, Sept. 17  
 Burdette Park Shelter House No. 18  
 Lunch served at 1 p.m.  
**Reservations required by Monday, Sept. 12**  
 Call 428-2529 or e-mail [FCPADGET@aol.com](mailto:FCPADGET@aol.com)  
**BRING A FRIEND**  
 Food and drinks provided by Westside Improvement Association, Inc.

## Land use update *by Fred Padget*

There were no rezonings within our boundaries during July however there were five Zoning Variance requests and one Special Use request.

The first variance request was for 317-319 Hess Ave. and 314 N. St. Joe. It had several parts, involving relaxation of setbacks for a new parking lot at Hess and Michigan as well as intersection setback and relaxation of all setback and lot coverage requirements for the building at 314 N. St. Joe including relaxation of parking requirements for both addresses. The Special Use was for the proposed parking lot at the Hess Avenue location. The building at 314 N. St. Joe and the center of these requests is the old city fire station built around 1927. It had been converted for general office use some time ago. Wes Brown, DDS, is planning on converting this building to accommodate his dental practice. Although this is a request for many changes, in my opinion it will be an excellent use of the old building and will fit quite well into the area. The variance and Special Use request were approved unanimously.

Two of the Zoning Variance requests were to allow gravel parking lots in lieu of paved ones. One was by New Image Travel on Glenview Drive to continue a gravel parking lot until April, 2012, which would allow it time to meet code. The prior owner established this facility in 2005 but never paved the parking lot as required. After the property was sold in March, 2010, the new owner was contacted concerning the paving requirement. It submitted a timetable for completion of the paving by April, 2012, citing financial considerations for the length of time needed. The new owner said it was only made aware of these issues by the APC staff not by the previous owner. The request was approved.

Evansville Marine Service off Broadway Avenue made a request to continue a gravel parking lot that was unique. The site has an environmental remediation plan in place which requires the site to be covered with a geotextile fabric with 12 inches of rock on top to permit periodic testing for harmful emissions. The time for this requirement is, basically, forever. After much discussion, the variance was approved with the stipulation that Evansville Marine report back to the APC periodically as to whether the EPA maintains that requirement. The variance was approved.

The last two variances within our boundaries were for accessory structures larger than the main residence. One of these was on Kuebler Road in an area zoned Agricultural and was a request for addition of a 768-square-foot lean-to addition to the pole barn for storage of a recreational vehicle. Although this isn't a structure larger than the main resi-

dence per se in combination with existing structures it falls into that category. Currently sitting on the 4.5 acre lot is a shop, a wood shed and a pole barn. The total square footage of all this far exceeds the residence, therefore requiring the variance. It was approved. (As a reminder, accessory buildings in Agricultural Zoned districts may not be used as dwellings and only for personal use.)

The other variance request to allow an accessory structure larger and taller than the residence was on Slate Road for construction of a new pole barn for a camper and extra storage. Although this would not be larger than the residence, it would be taller. During testimony there was a great deal of discussion concerning the height of the building. Although the eave height was given at 24 feet the total height would be 32 feet more or less. The camper height would be about 9 or 10 feet. The question became why the extra height. The petitioner explained he planned to put in a vehicle lift so he could work on his vehicle and needed the lift because of his bad back. There were many remonstrators who opposed the project. They testified that in previous years vehicle repair was taking place commercially, at times throughout the night creating disturbance. The petitioner said that was not his intent. After much remonstrance and discussion the petition was denied.

Two items of interest to the WIA are on the August APC agenda. One is a request by Buttonwood Properties on North St. Joe to rezone from a Residential, R-I to Manufacturing, M-2. At this writing we have no further information about it. The second is to rezone a 130-square-foot area from Residential, R-3 to Commercial, C-1 for a sign at Eagle Village along the Lloyd Expressway. Proposed is an illuminated electronic-message sign of about 33 square feet and 18 feet high. Under current zoning a sign is allowed. The reason for the rezoning is to allow the message board. The engineer on the project has met with nearby neighbors and me to explain the project. We'll probably meet again before it goes to the APC. Both the neighbors and I expressed concern about the intensity of the message board light as well as the sign and if it is a scrolling or flashing sign, the speed at which the sign changes. Some are hardly noticeable such as CVS and Walgreens while others are totally obnoxious.

We will keep you updated on these and other events as they occur.

**From the President . . . Continued from page 1**

members. You may want to visit its web site at [www.wesselmannauresociety.org](http://www.wesselmannauresociety.org).

The Smart Growth group is working on a possible addition to the Zoning Code dealing with Riparian Buffer Zones and has completed a preliminary draft. What is a riparian buffer and why do we care? Riparian buffers are important for good water quality as they help to prevent sediment and various pollutants from reaching a stream. They are a major source of energy and nutrients for species living in streams while the overhanging riparian vegetation keeps streams cool. They also provide valuable habitat for wildlife by providing food and cover. They are an important corridor or travel-way for a variety of wildlife such as deer, rabbit, quail and nongame species like migratory songbirds. They also help to slow floodwaters, thereby helping to maintain stable stream banks and protect downstream property. Slowing the floodwaters allows the riparian zone to function as a site of sediment deposition, trapping sediments that build stream banks and would otherwise

degrade our streams and rivers. This is an important task the group has undertaken and we'll continue to watch its progress and report back to you.

And yes, the West Side Nut Club Fall Festival is just around the corner and we'll have our food booth there with good eats and drinks. DeAnna Outlaw, WIA Past President, will again chair our food booth operation. She's asking for help to man the booth. Please consider helping, it is the WIA's main fund raising event.

One final note, if you haven't seen our Adopt-A-Spot at Maryland and St. Joe recently drive by and take a look, beautiful. Thanks to Dot and all her hard workers.

Continue to enjoy the summer, hope for a little relief from the heat and some soft rain for the gardens. Until next month as always, be involved.

<b>CALENDAR FOR 2011</b>	
Sat., Aug 6	Recycle Day. Old Wal-Mart West. 8 AM - Noon (Detailed information at <a href="http://vanderburghgov.org/Modules/ShowDocument.aspx?documentid=6687">http://vanderburghgov.org/Modules/ShowDocument.aspx?documentid=6687</a> )
<b>Wed., Aug 24</b>	<b>WIA Board Meeting, 4 PM, Red Bank Branch Library</b>
Thu., Aug. 25	UNOE General Membership Mtg. American Red Cross Center. 6:30 PM
<b>Sat., Sept 17</b>	<b>General Membership Picnic.</b> Burdette Park Shelter No. 13, Noon.
Thu., Oct. 27	UNOE Sparkplug Banquet. Aztar Executive Conference Room 6 PM. Call UNOE at 428-4243 for reservations.
<b>Fri., Nov. 18</b>	<b>Annual Banquet Meeting.</b>
<p>If you are aware of events of interest to WIA Members, please let us know and we'll add them to the calendar. Another reference of events can be found at the WIA Web Site: <a href="http://www.westsideimprovement.org">www.westsideimprovement.org</a>. Westside Improvement Association practices an "Open Door Policy." Guests are always welcome.</p>	

# Welcome new members

Raben Tire Company, Inc.

Subway

Diamond Valley Federal Credit Union

## Announcements Welcome

West Side neighborhood associations and others are invited to submit announcements of general interest for publication in our Pointing Westward newsletter.

Items may be emailed to Mel Runge at [mmrunge@wowway.com](mailto:mmrunge@wowway.com) or to Fred Padget at [fcpadget@aol.com](mailto:fcpadget@aol.com).

## Join us on Facebook

At <http://www.facebook.com/pages/Westside-Improvement-Association/141710375839566> or at our web site at <http://westsideimprovement.org> and click on the Facebook link in the contacts and links page.

## I WANT TO HELP WIA

- General** - Apply my donation where it's most needed.
- Adopt-A-Spot** - Apply my donation toward flowers, plants, and mulch.
- Fall Festival Booth** - Apply my donation to help maintain our booth.
- Memorial for Shirley James** - Apply my donation to this project.
- Scholarship** - Apply my donation to the scholarship fund.

**Please send your donation to:**  
P.O. Box 6172, West Wabash Station, Evansville, IN 47719-0172

## Membership Application

Individual—\$10/year

Full-time Student—\$5/year

Corporate/Organization—\$25/year

Household—\$15/year

Century—\$100/year

Your yearly dues includes all issues of our newsletter and a voice in what happens to the West Side.  
Mail checks to: Westside Improvement Association Inc., P.O. Box 6172, W. Wabash Station, Evansville, IN 47719-0172

Name: .....

Occupation: .....

Home Address: .....

Business Address: .....

City/State/Zip: .....

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# Westside Improvement Association Inc.

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**Exerting influence upon public and private sectors to accomplish those objectives which will enhance the natural environment of the west side of Vanderburgh County and serve the common good of the residents.**

## Westside Improvement Association officers

President	Fred Padget	428-2529 or fcpadget@aol.com
Sr. Vice President	Brenda Jeffers	402-5084 or bjjeffers@vanderburghsurveyor.com
Jr. Vice President	Carolyn Stagg	491-3627 or catsaald@yahoo.com
Treasurer	Paul Farmer	963-5153 or wileyfox603@gmail.com
Secretary	Linda Cleek	422-4288 or elcee@insightbb.com
Membership secretary	Dot Berning	424-8307

## Standing Committee Chairs

Adopt-A-Spot	Dot Berning	424-8307
Environment		
Fall Festival	DeAnna Outlaw	589-1657 or dpoutlaw@aol.com
Land-Use	Mike Lockard	401-5249 or mlockard@wowway.com
Transportation	Bill Harty	424-1501 or wfharty@wowway.com
Membership	Scott Anderson	scott@boehncamp.com
Newsletter	Mel Runge	425-4633 or mrunge@wowway.com

## At-large Board of Directors

Jayne Buthod	Joyce Moers
Don Day	Ava Nix
John Dillingham	Phillip Outlaw
Blake Foerster	David Robinson
Wayne Gerteisen	Marty Runge
Matt Hanka	Linda Singer
Gene Hollencamp	Sam Wentzel
Bill Jeffers	
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